

FACTSHEET

TITLE: **ALLEY VACATION NO. 01019**, requested by the Director of Public Works & Utilities, to vacate the east half of the east-west alley in Block 30, Original Plat of Lincoln, generally located between No. 8th and No. 9th Streets, north of "Q" Street.

STAFF RECOMMENDATION: A finding of conformance with the 1994 Lincoln City-Lancaster County Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda, 10/31/01
Administrative Action: 10/31/01

RECOMMENDATION: A finding of conformance with the 1994 Lincoln City-Lancaster County Comprehensive Plan (8-0: Bills, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes'; Hunter absent).

FINDINGS OF FACT:

1. The staff recommendation to find the proposed alley vacation to be in conformance with the Comprehensive Plan is based upon the following analysis:
 - A. This right-of-way vacation is requested so that a parking garage may be constructed in the Haymarket area.
 - B. The current Capital Improvements Program has allocated \$6,700,000 in fiscal year 2001-2 for the construction of a parking garage at this site.
 - C. If this vacation is approved, the remaining alley would be a dead-end. Public access should be provided to either "Q" or "R" Street.
 - D. According to the Department of Public Works & Utilities, there is an easement in Lots 3 and 10 which can provide access to "Q" and "R" Streets.
 - E. The Department of Public Works & Utilities notes that any existing utilities in the alley will have to be relocated to accommodate construction of the garage.
2. This application was placed on the Consent Agenda of the Planning Commission on October 31, 2001, and opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed alley vacation to be in conformance with the Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: November 13, 2001

REVIEWED BY: _____

DATE: November 13, 2001

REFERENCE NUMBER: FS\CC\FSV01019

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: SAV #01019
East-west alley in Block 30, Original Plat of Lincoln

DATE: October 16, 2001

PROPOSAL: To vacate the east half of the east-west alley in Block 30, Original Plat of Lincoln

LAND AREA: 2,400 square feet, more or less

CONCLUSION: Approval of this vacation will permit the construction of a public parking garage at the site. The proposed parking garage will advance the Comprehensive Plan goals of reinforcing downtown's positive characteristics and maintaining and improving downtown's infrastructure.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The east 150 feet of the east-west alley in Block 30, Original Plat of Lincoln, located in the SE 1/4 of Section 23 T10N, R6E, Lancaster County, Nebraska.

LOCATION: Between N. 8th and N. 9th Streets, north of "Q" Street.

APPLICANT: Director of Public Works & Utilities
555 S. 10th Street, Rm. 203
Lincoln, NE 68508
402-441-7548

SURROUNDING LAND USE AND ZONING:

North:	B-4	Parking lot; to be a public parking garage
South:	B-4	Parking lot; to be a public parking garage
East:	B-4	Journal Star printing building across N. 9 th Street
West:	B-4	Commercial building

COMPREHENSIVE PLAN SPECIFICATIONS: This alley is not shown in the Existing or Future Functional Street and Road Classifications.

The Comprehensive Plan's Downtown Goals state:

- Reinforce Downtown's positive characteristics including: safety, convenience, cleanliness, and parking and provide a positive image and experience to all visitors and residents.
- Maintain and improve infrastructure in Downtown Lincoln. (p 59)

HISTORY: On **June 21, 2001**, the Historic Preservation Commission issued a certificate of appropriateness for the design of the public parking garage.

UTILITIES: Available

TOPOGRAPHY: Gently sloping from east to west

TRAFFIC ANALYSIS: N. 9th Street is a Principal Arterial

PUBLIC SERVICE: City of Lincoln Police and Fire protection

REGIONAL ISSUES: None apparent

ENVIRONMENTAL CONCERNS: None apparent

AESTHETIC CONSIDERATIONS: None apparent

ALTERNATIVE USES: None that would conform with the current Capital Improvements Program

ANALYSIS:

1. This right-of-way vacation is requested so that a parking garage may be constructed in the Haymarket area.
2. The current Capital Improvements Program has allocated \$6,700,000 in fiscal year 2001-2 for the construction of a parking garage at this site.
3. If this vacation is approved, the remaining alley would be a dead-end. Public access should be provided to either "Q" or "R" Street.
4. According to the Department of Public Works & Utilities, there is an easement in Lots 3 and 10 which can provide access to "Q" and "R" Streets.
5. The Department of Public Works & Utilities notes that any existing utilities in the alley will have to be relocated to accommodate construction of the garage.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

Jason Reynolds
Planner

STREET & ALLEY VACATION NO. 01019

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

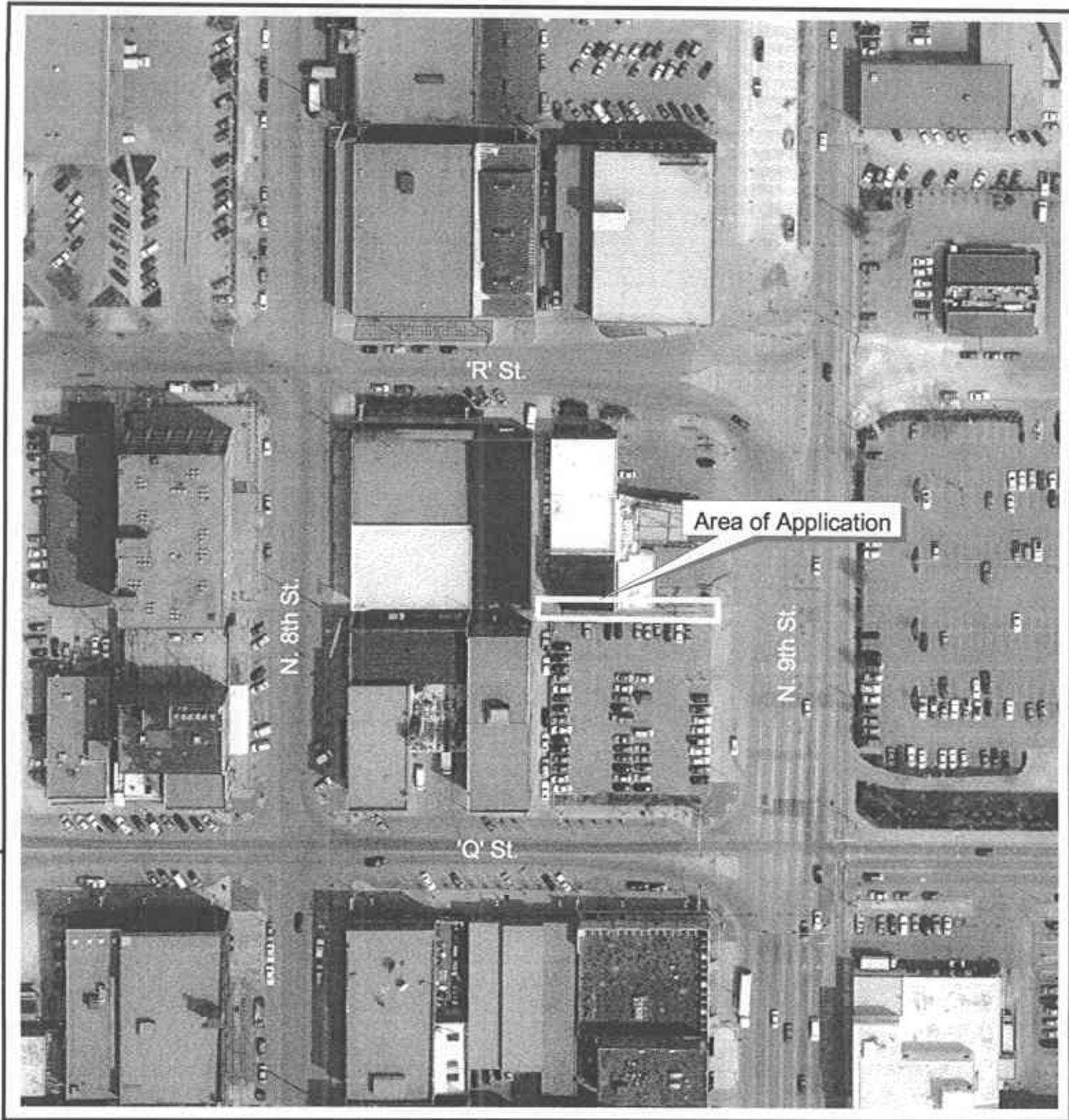
October 31, 2001

Members present: Bills, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor; Hunter absent.

The Consent agenda consisted of the following items: **CHANGE OF ZONE NO. 3343; SPECIAL PERMIT NO. 1839A; USE PERMIT NO. 128A; PRELIMINARY PLAT NO. 01013, ALDERWOOD; STREET AND ALLEY VACATION NO. 01016; and STREET AND ALLEY VACATION NO. 01019.**

Duvall moved to approve the Consent Agenda, seconded by Bills and carried 8-0: Bills, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes'; Hunter absent.

Note: This is final action on Use Permit No. 128A, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

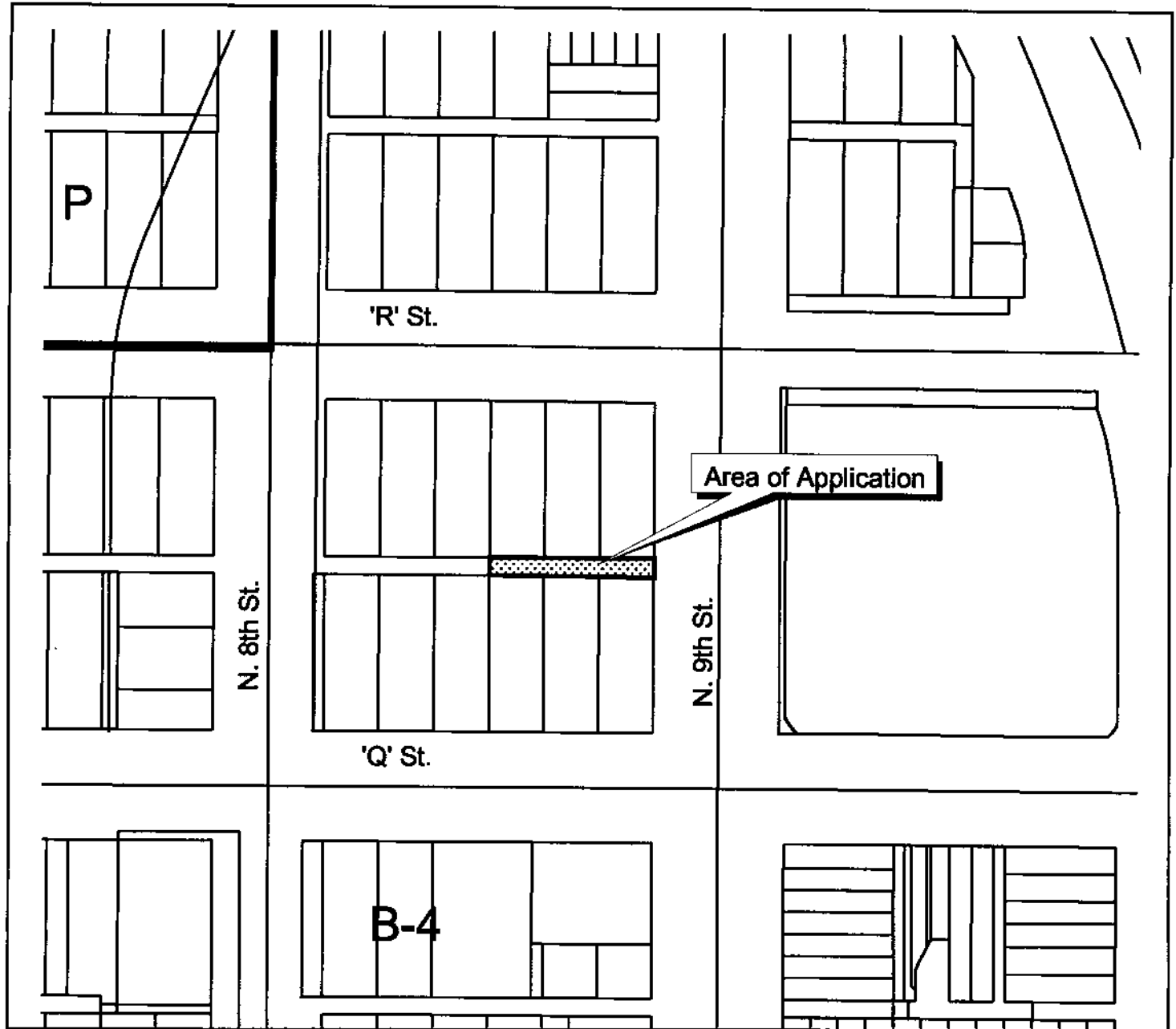


Street & Alley Vacation #01019
N. 9th and 'R' St.



10/19/01
Photograph Date: 1997

005

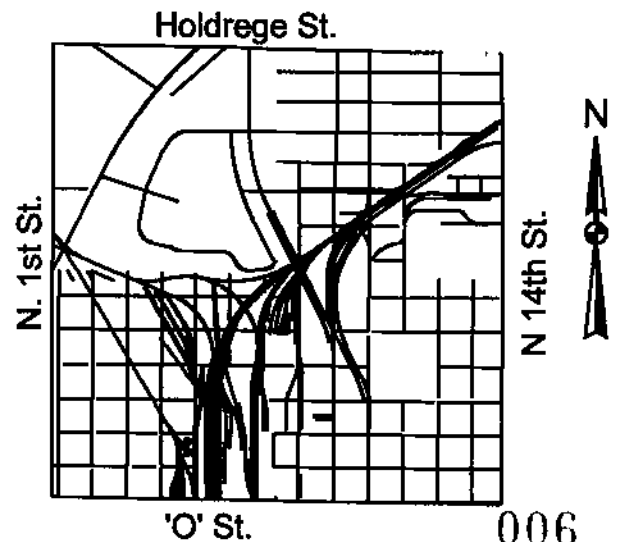
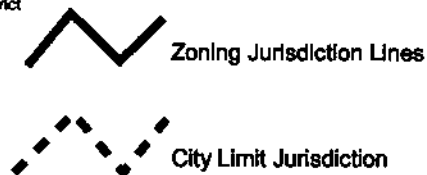


Street & Alley Vacation #01019 N. 9th and 'R' St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 23 T10N R6E



(0/19/0)

Lincoln



Nebraska's Capital City

October 4, 2001

Lincoln City/Lancaster County
Planning Commission
Lincoln, NE 68508

RE: Vacating the East 150 feet of the East-West Alley in Block 30, Original Plat of Lincoln

Dear Ladies and Gentlemen:

The Department of Public Works is requesting the vacation of the above described public right-of-way. Purpose of this request is for the construction of a new parking garage in the Haymarket area.

This will create a dead-end at the west end of the vacated alley. Public access should be provided from the dead-end to either "Q" or "R" Street.

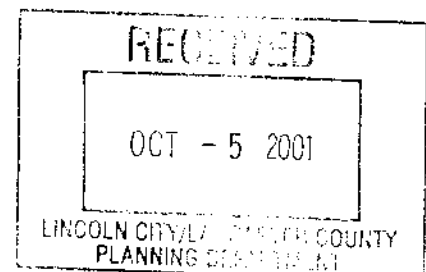
Any existing utilities in this alley will have to be relocated to accommodate construction of the garage. This vacation contains an area of 2,400 square feet, more or less

Sincerely,



Byron Blum
Engineering Services

cc: Mayor Wesely
Allan Abbott
Kathleen Sellman
Marc Wullschleger
Roger Figard
Joan Ross
Clint Thomas
Dana Roper
Nicole Fleck-Tooze
Margaret Remenga



9th & R Alley Vac tdm.wpd

007

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 21, 2001, Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Bob Ripley, Carol Walker and Terry Young; Jim McKee absent. Jennifer McHale, Historic Preservation intern. Ed Zimmer and Teresa McKinstry of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held May 17, 2001. Motion for approval made by Francis, seconded by Helwig. Motion for approval carried 4-0: Francis, Helwig, Ripley and Young voting 'yes'; Berggren, McKee and Walker absent.

The opportunity was given for persons with limited time or with an agenda not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY SINCLAIR HILLE AND ASSOCIATES FOR A CERTIFICATE OF APPROPRIATENESS FOR A PUBLIC PARKING GARAGE ON THE WEST SIDE OF N. 9TH STREET BETWEEN "Q" AND "R" STREETS, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

June 21, 2001

Members present: Berggren, Francis, Helwig, Ripley, Walker and Young; McKee absent.

Dan Grasso with Sinclair Hille presented the application. He presented schematic drawings for the parking garage. He explained that the retail space has been located on "Q" Street. 9th Street is a vehicular corridor. There is a major stair/elevator tower on 9th and "Q" Street. They are going to incorporate the entryway design landscaping on 9th Street. They started out with the idea that there are 2 primary types of facades in the Haymarket area. The first is a storefront model. Shops are typically located on the lower

level. The other model is a warehouse model. This is more of a horizontal mass where the retail is more vertical. The buildings tend to be 3-4 story, awnings on the first level storefronts, red brick with stone trim and punched windows. Using this as a basis, they developed the facade of the building. They believe "Q" Street is the more pedestrian side of the building.

Ripley questioned that the street level on "Q" Street appears to be more glass. Is the 2nd level glass also? Mr. Grasso replied that the 2nd and 3rd floors will be screened parking.

Mr. Grasso went on to explain that the 9th Street side is very different. It is more vehicular on that side. That side of the building has been designed to look like more of the warehouse model. The pre-cast garage facade is set back 5 feet from the property line. There will be beacons along the outside of the building on 9th Street, which are free standing design elements. There will also be a building sign on the 9th Street side. There will be a sign on "Q" Street that will identify the occupants and other individual signs designating each retailer. There will also be a perpendicular sign on the 9th Street side to identify the retail spaces.

Ripley wondered if there will be a link from the garage stairs and/or elevator to the retail space. Mr. Grasso replied that there will be no link at all. They wanted to make the retail space separate from the garage. There will also be an entrance on "R" Street.

Ripley wondered if there will be landscaping on "R" Street. Mr. Grasso replied that there will be landscaping. They are currently working with Public Works and Utilities to see how much sidewalk and how much planting space they will have. There is a curb that needs to be re-worked.

Berggren inquired if you can get to all the parking stalls from entering either the north or south entrance. Mr. Grasso replied that is the current plan. There is a designated section with an entrance/exit for monthly leased parking.

Ed Zimmer believes the thinking is that the monthly parking will enter from "R" Street and the daily parking will enter from "Q" Street.

Ripley wondered if the 9th Street side is at sidewalk level. Mr. Grasso replied that he is correct. This will provide for natural ventilation and light. It will be more secure and airy.

Mr. Grasso presented examples of the materials. They are looking at 2 different brick colors that will be used together. The darker brick will be used as more of a storefront material and the lighter color brick will be more of the warehouse looking side. They are looking at a black tile for the signage area at the top of the building. The green tile will be used on the storefront side. They are also looking at aluminum frame windows. They are

also investigating the durability of the mesh material. It has to be heavy duty. He explained that they are currently in design development.

ACTION:

June 21, 2001

Berggren, moved approval, seconded by Walker.

Mr. Zimmer stated that because of the scale of this development, there will be some design changes. He will report back to the Commission. Technically, only half of this site is in the Haymarket Landmark District.

Berggren stated that this seems to be one of the more exemplary examples of how to do a parking garage. Walker agreed.

Ripley likes the idea of more sidewalk windows. This is very nicely done. He likes the landscaping and the lighting.

Helwig wondered about the lighting on the corner. Mr. Grasso stated that they have had a lot of discussions on how to light the signs and canopies. They haven't settled on an exact method yet.

Motion for approval carried 6-0: Berggren, Francis, Helwig, Ripley, Walker and Young voting 'yes'; McKee absent.